

PALMS JR, LLC

Walnut Avenue Multi-Family Major Site Plan Review Application

Project Description

The Applicant, Palms Jr. LLC., is requesting a Major Site Plan Review to consider a residential development on 0.89 acres located at the southwestern corner of Alameda Street and North Walnut Avenue. The project site has a land use designation of Medium Density Residential (MDR) under the Manteca General Plan 2023, dated October 6, 2003 and is zoned for Limited Multiple Family Residential (R-2) uses.

The proposed project includes the development of twelve (12) unit multi-family units on 0.89 gross acres, for a density of 13.4 dwelling units per gross acre (du/gross acre). The Medium Density Residential General Plan Land Use Designation allows for a minimum of 8.1 dwelling units an acre and a maximum of 15 dwelling units per acre. The proposed project includes three (3) buildings, two (2) buildings 5,200 square feet in size, and one (1) building 6,500 square feet in size. Units will feature two (2) bedroom floor plans. Each multifamily building elevation will feature a mixture of Board and Batten Siding and Exterior Cement Plaster Finishes. The Elevations and Floor Plans are provided in Section IV of this application package.

Associated on-site improvements include paving, lighting and landscaping. Parking is provided to meet the requirement detailed in the Manteca Municipal Code and includes thirty-two (32) parking spaces, which are broken down as follows: twelve (12) covered parking spaces, nineteen (19) additional spaces and one (1) handicap accessible parking space. In addition, two (2) bicycle racks will be installed as part of this project. All parking spaces meet City of Manteca Standards and Specifications. The project will connect to the existing eight-inch sewer and eight-inch water infrastructure supplied by the City of Manteca in North Walnut Avenue.

Storm drainage is maintained and attended to on-site via a number of bio-retention basins located at various locations around the proposed project site, and through connection to twelve-inch City of Manteca storm drainage infrastructure located in North Walnut Avenue. Further details of the stormwater system are provided in Section III of this application package.

EVA Access

Primary access into the proposed project is provided via Alameda Street and North Walnut Avenue. The proposed drive aisle is 26 feet and will serve as the EVA Access throughout the site.

The City of Manteca General Plan 2023 – Consistency

The following is a statement of how the proposed project is consistent with the City of Manteca General Plan. Below, in table format, is a list of said goals and policies, followed by a statement of compliance.

Goals and Policies	Statement of Compliance
Goal LU-1: To provide for orderly, well-planned, and balanced growth consistent with the limits imposed by the City’s infrastructure and the City’s ability to assimilate new development.	
Policy LU-P-1. Growth shall mitigate its own impacts and shall provide a positive benefit to the City of Manteca.	The proposed infill development project includes the installation on- and off-site improvements pursuant to the City of Manteca General Plan and Municipal Code. The proposed project site is currently vacant and is a prime location for development as residential land uses bound the proposed project site on all sides.
Policy LU-P-2. Growth must contribute to a strong diversified economic base and an effective balance between employment and housing opportunities for all income levels.	The proposed infill development project will add to the diversity of the City’s housing stock and is consistent with the City of Manteca Housing Element.
Policy LU-P-3. The City shall encourage a pattern of development that promotes the efficient and timely development of public services and facilities.	The Applicant is not applying for a General Plan Amendment or Zone Change; and therefore, will develop in a pattern, which is consistent with the City of Manteca General Plan and Municipal Code.
Policy LU-P-5. The City shall encourage a development pattern that is contiguous with the boundary of the City.	The proposed project is within City of Manteca City Limits and therefore does not require an annexation. Further, the proposed project is consistent will all City of Manteca R-2 zoning standards.
Policy LU-P-5. The City shall establish and maintain a Primary Urban Service Boundary line designated lands eligible or annexation and urban development prior to the year 2013.	The existing project is within City Limits with all City utilities available to the project site.
Goal H-3: To provide a range of housing types, densities, and designs, and meet existing and projected housing needs for all economic segments of the community.	
Policy H-P-28. The City shall ensure that housing developments pay their own way in terms of financing public facilities and services.	The proposed project will be conditioned to pay all City of Manteca development impact fees prior to building permit issuance.
Policy H-P-29. The City shall work with the Manteca Unified School District to ensure the availability of adequate school sites to provide for the construction of new schools for the children of projected households in Manteca.	The proposed project will be conditioned to pay development impact fees that the Manteca Unified School District identifies as applicable.

<p>Policies H-P-30. The City shall ensure that amenities, transit, and other essential services are provided at appropriate distances from residential development to serve the surrounding neighborhoods without the use of automobiles.</p>	<p>The proposed project site is located in an urban area. Further, residential land uses bound the proposed project site on all sides.</p>
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Major Site Plan Review

As part of this enclosed application, the Applicant is requesting a Major Site Plan Approval to consider a 12-unit multi-family apartment development. The proposed apartments will be located on the Easterly and Westerly portions of the subject site. Access to the site will be provided on both Alameda Avenue and North Walnut Avenue.

Exhibits of the proposed Major Site Plan Review are included in Section III of this Application Package.

Architecture and Landscaping

As part of the enclosed application, the Applicant is submitting Architecture and Floor Plans for the 12-unit apartment development. Architecture style and quality will match the existing neighborhood including exterior finish accent siding and cement plaster finishes. Interior features of the project include one (1) and two (2) bedroom floorplans. Architecture and Floorplans are included in Section IV of this Application Package.

Landscaping of the proposed project will include drought tolerant species of plants and trees with a focus on creating and clean yet environmentally friendly project site. The Landscape Plan for the proposed project is in development and will be presented to the City of Manteca once it is completed.

Amenities

As part of the enclosed Site Plan, the Applicant is proposing Site Amenities for future residents. Amenities for the 12-unit apartment project include:

- 11,661 square feet of Community Open Space
- 400 square feet private open space per dwelling
- Two (2) community bicycle racks



Environmental Setting

The proposed project site is approximately 0.89 acres in size, and is bounded by Residential land uses.

North:

North of the project site parcels zoned R-1 (Single-Family Residential) bound the project site.

East:

East of the project, site Single Family Residential homes are seen in parcels zoned P-D (Planned Development).

South:

South of the proposed project site single-family residential dwelling units are located on small lots with a zoning of R-2 Limited Multiple Family Residential.

West:

West of the proposed project site single-family residential dwelling units are located on smaller lots. The zoning of these observed dwelling units is R-2 Limited Multiple Family Residential.